2024 Housing Data Profiles

BRANFORD

PARTNERSHIP FOR STRONG COMMUNITIES

KEY FINDINGS

Housing

3%
of housing is subsidized

30%
of all homes occupied by renters

32%
of housing units are in multifamily buildings

Affordability

18%
of households spend between 30% and 50% of their income on housing

16%
of households spend more than half of their income on housing

$31.33
the hourly wage needed to afford a 2-bedroom apartment

Population

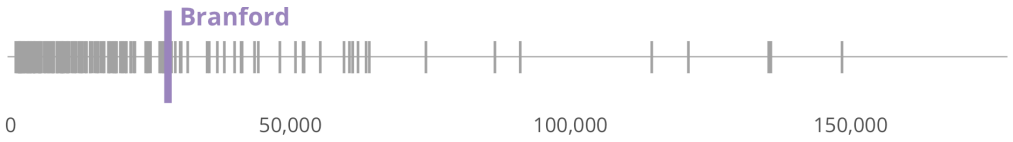
53
the median age of residents

15%
of residents are people of color (BIPOC)

0%
population change between 2020 and 2023

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how **Branford** compares to **other towns** in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

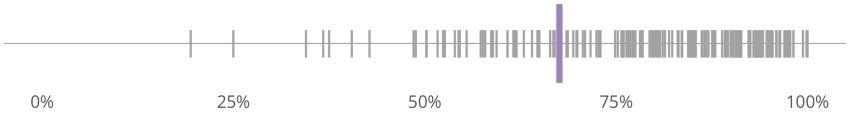
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please visit **pschousing.org** or **housingprofiles.pschousing.org** to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2018-2022 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS PERCENT OF ALL HOMES

68%

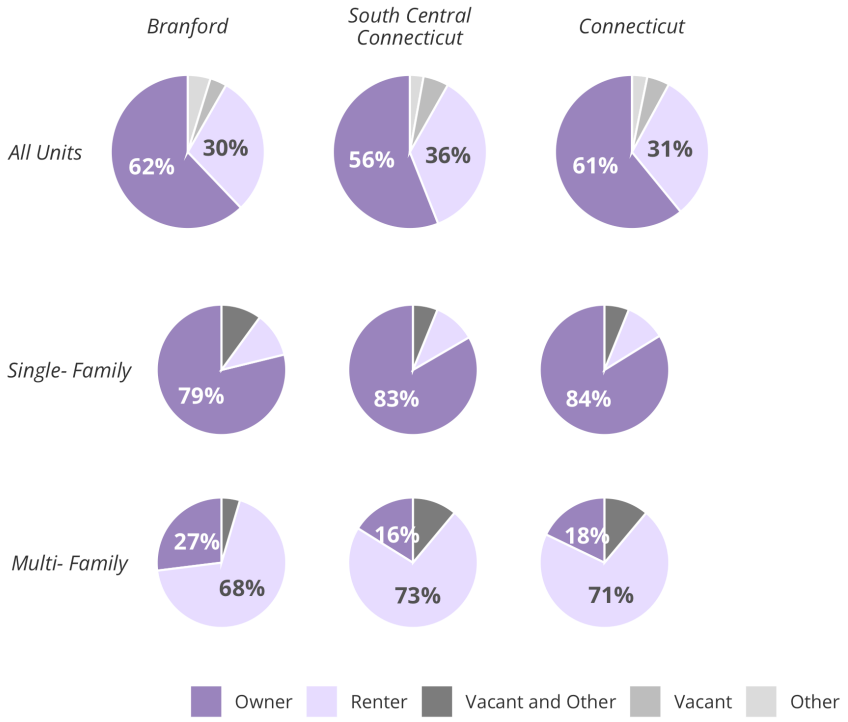


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

62%

Overall, 65% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In Branford, 68% of occupied homes are single-family, and 32% are multi-family. Owners live in 79% of Branford's 9,646 single-family homes, and renters live in 68% of its 4,567 multifamily homes.



Vacant units include units that are for rent and other vacant units, and Other units include units that are rented but not occupied, for sale, sold but not occupied, for seasonal/recreational/occasional use, and for migrant workers.

CHANGE IN BUILDING PERMITS, 1990-2023

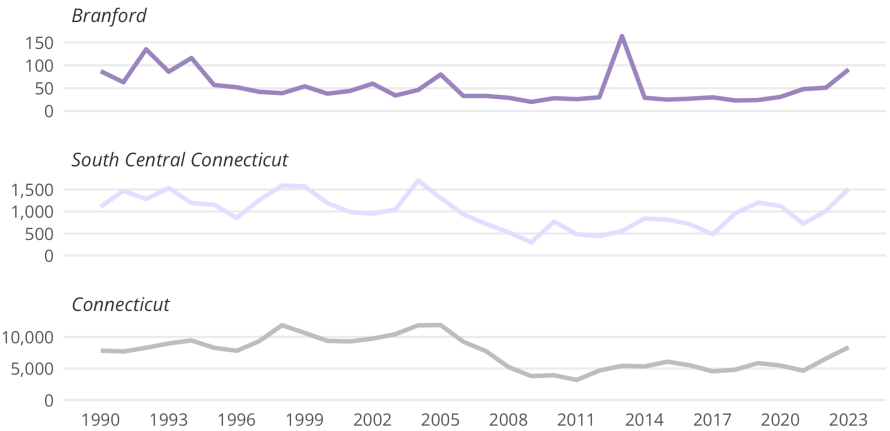
+5%

Growth is slow in the state, which has seen a 7% decrease in building permits between 1990 and 2023.

In Branford, there were 87 building permits issued in 1990, compared to 91 issued in 2023, representing a 5% increase.

Number of building permits per year, 1990-2023

Note: y axis varies between locations

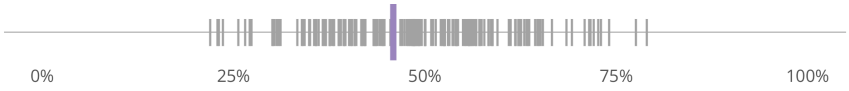


Source: Connecticut Department of Economic and Community Development

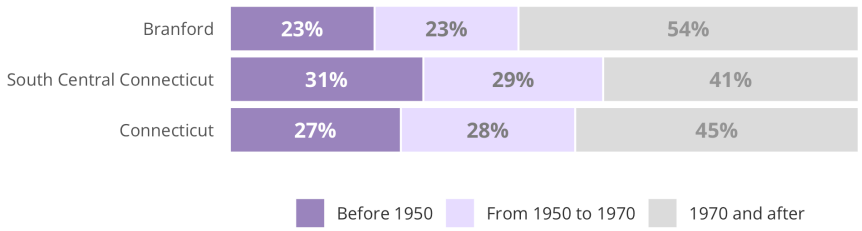
UNITS BUILT BEFORE 1970

46%

Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



Age of units

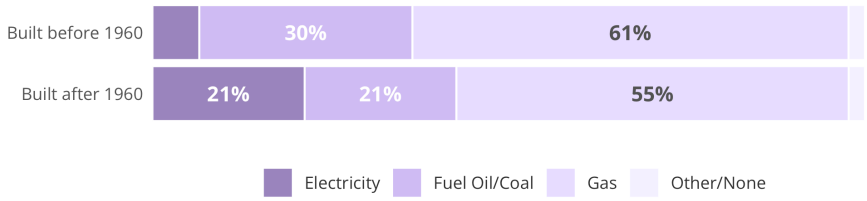


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

3.0%

Households that use electricity spend 3.6% of their income on energy (3.2% for fuel oil/coal and 2.9% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

3%

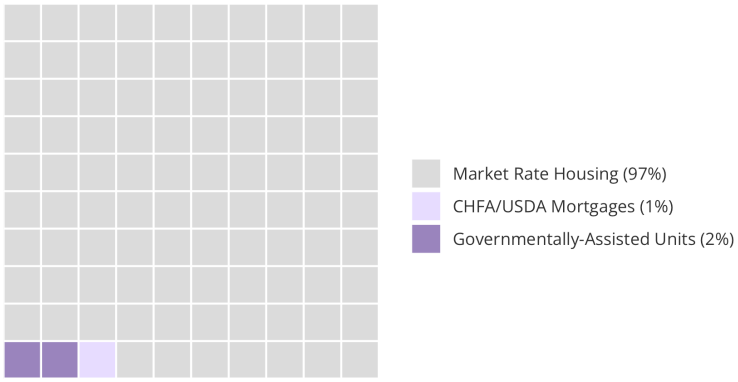
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 14,180 total units in Branford, 440 are considered to be affordable.



Source: Connecticut Department of Housing

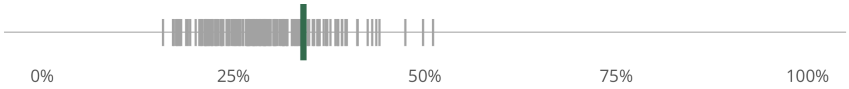
Affordable units by type



Source: Connecticut Department of Housing

PEOPLE BURDENED BY COST OF HOUSING

34%

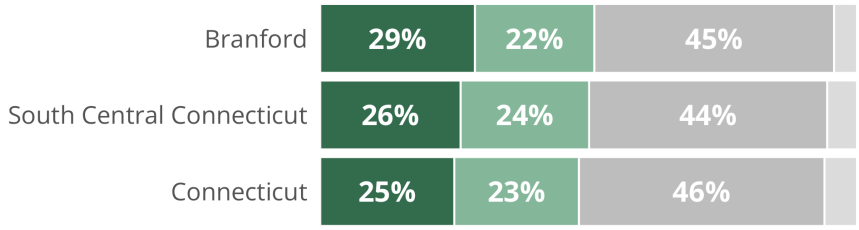


Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.

RENTERS BURDENED BY COST OF HOUSING

51%

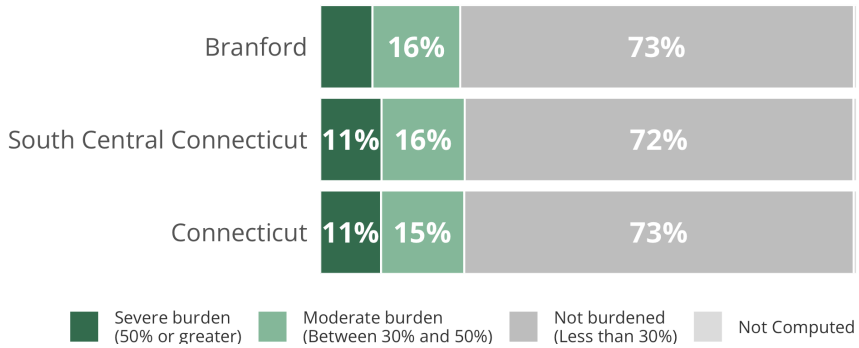
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

26%

Housing cost burden for owners



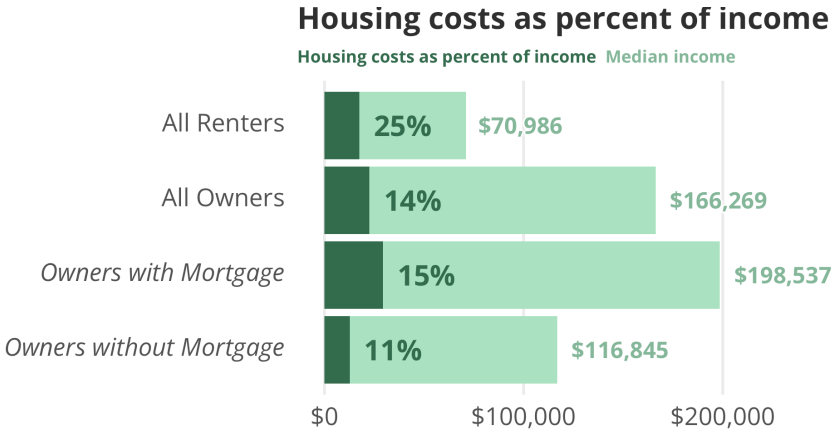
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

25%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

14%

Housing costs as percent of income



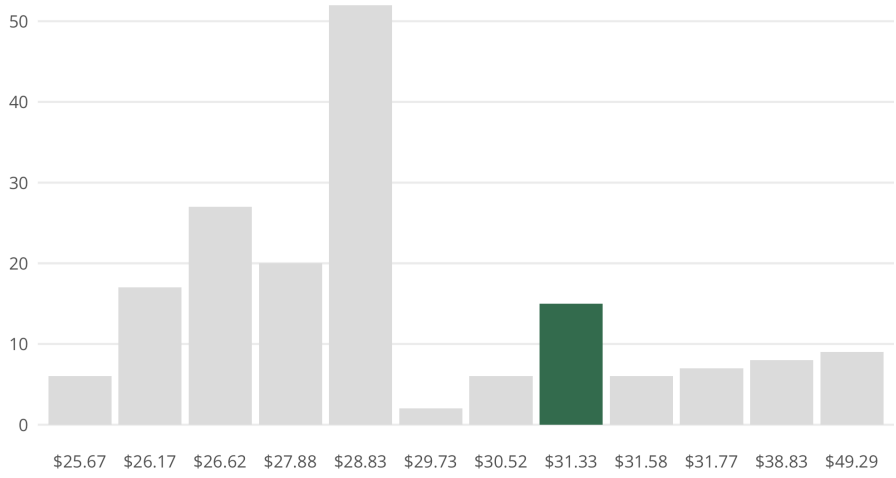
HOUSING WAGE

$31.33

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Branford is included in the New Haven-Meriden HMFA. Branford's housing wage is lower than the state housing wage of $31.93.

Branford is one of 15 towns with a housing wage of $31.33



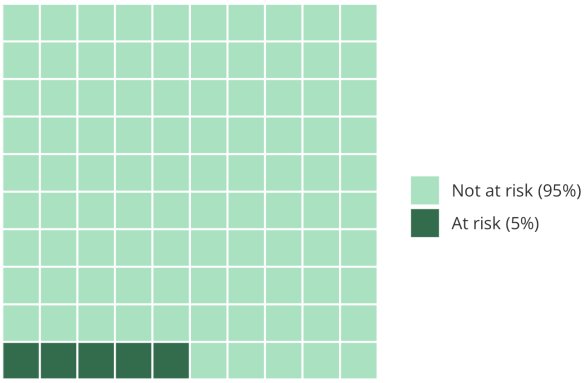
Source: National Low Income Housing Coalition

HOUSING PRESERVATION UNITS

5%

Branford has 237 federally assisted housing units, of which 5% are at risk of loss within the next 5 years.

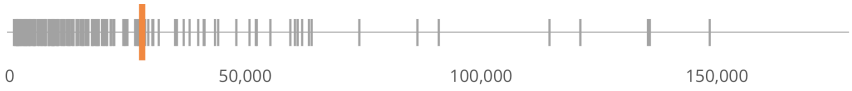
Housing preservation by risk



Source: National Housing Preservation Database

TOTAL POPULATION

28,177

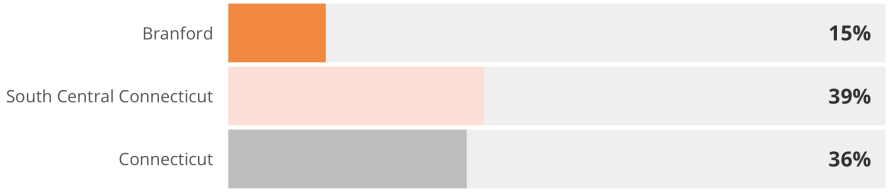


PEOPLE OF COLOR

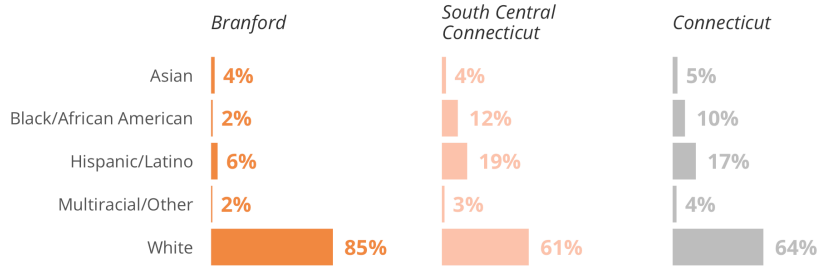
15%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Branford, 15% of residents are BIPOC, while 85% are white.

Branford is less diverse than Connecticut

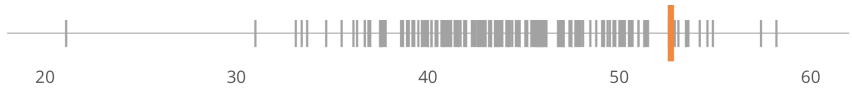


The largest race/ethnicity group in Branford is White at 85% of the population



MEDIAN AGE

52.7

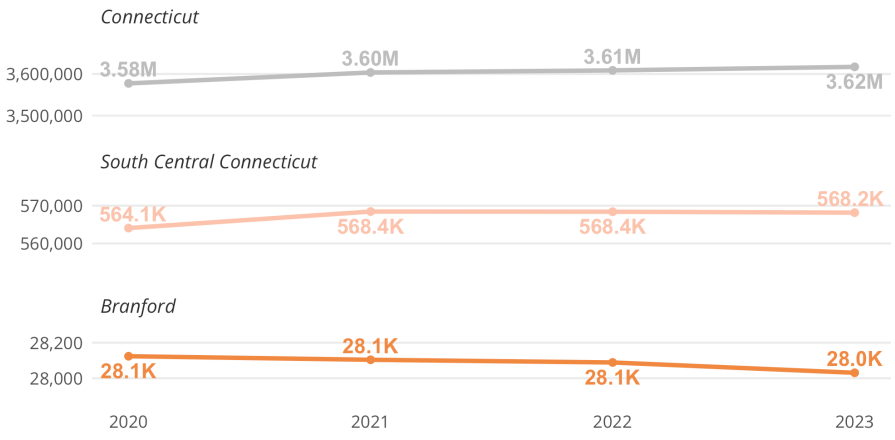


POPULATION ESTIMATES, 2020 TO 2023

0%

From 2020 to 2023, Branford's population decreased from 28,124 to 28,031.

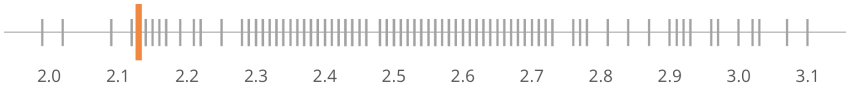
Population Estimates From 2020 to 2023



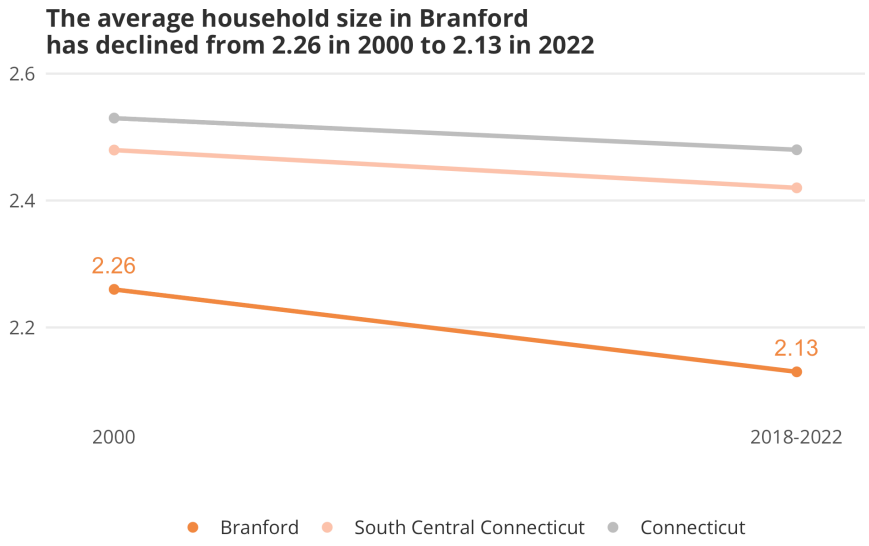
Source: Connecticut Department of Public Health

AVERAGE HOUSEHOLD SIZE

2.13



The average household size in Branford has declined between 2000 and 2022.



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, Branford has more households with someone older than 60 and households with school-age children.

